Developer Entry & Project Screening Checklist

Use this as a first screen before land purchase, JV/JDA, society redevelopment bid, bungalow/villa scheme, plotting project or other development commitment.

1. Rights & title

[ ]	Exact ownership / lease / development rights are identified.
[ ]	Encumbrances, litigation, access and easements are checked.
[ ]	Parties required for purchase / JDA / development agreement are identified.
[ ]	Possession and existing occupant / member obligations are mapped.

2. Planning & authority

[ ]	Planning authority is confirmed from property / jurisdiction records.
[ ]	Current rulebook / zoning / reservation / road and access constraints are identified.
[ ]	Preliminary FSI / TDR / premium potential is checked by the appointed professional.
[ ]	Height, fire, environmental, infrastructure and special-scheme constraints are flagged.

3. Commercial

[ ]	Land / development-right cost is modelled.
[ ]	Approvals, premium/TDR, consultants, construction, finance, tax and contingency are included.
[ ]	Sale inventory, likely selling rate and absorption are stress-tested.
[ ]	Break-even rate and promoter margin are calculated under downside scenarios.

4. Compliance & team

[ ]	Architect / planning team and legal advisor are identified.
[ ]	MahaRERA registration / project-compliance need is assessed.
[ ]	Funding / lender / investor structure is realistic and documented.
[ ]	Go / No-Go decision is recorded before material commitment.

Record: Project / Society ______________________ Date _____________ Reviewed by ______________________